



MEMO

Date: December 8, 2015

To: Commissioners Court

From: Tracy R. Homfeld, PE, CFM; Engineering Department

Subject: Request a waiver of the Collin County Septic regulations and Approval of the Re-plat of lots 34R and 36R; Block B of Phase I of Waterstone Estates

Waterstone Estates Phase I was platted under the previous septic regulations requiring one acre per lot. The new septic regulations require one acre usable. In order for this re-plat to meet septic regulations, the resulting lots would each need one acre of usable land. Because of the easements that are bisecting these lots, they will not have one acre usable. However, as a result of this re-plat, lots 34 and 36 will each be adding square footage, thereby increasing the usable acreage and making each lot more desirable from a septic design perspective.

Because of this, Engineering Staff recommends that a septic regulations waiver be granted for these lots. Individual septic permits will further demonstrate the appropriate septic field area needed for each lot.

If a septic regulation waiver is granted, staff is also recommending approval of the re-plat of Lots 34R and 36R Block B of Phase I of Waterstone Estates. Please see attached replat.

Since this re-plat is adding square footage to the resulting lots, Commissioners Court may approve without the need for a public hearing.

ACTION: We recommend Commissioners Court approve the Collin County Septic regulations waiver and the Re-plat of Lots 34R and 36R Block B of Phase I of Waterstone Estates.